

17 acres/6.9 hectares

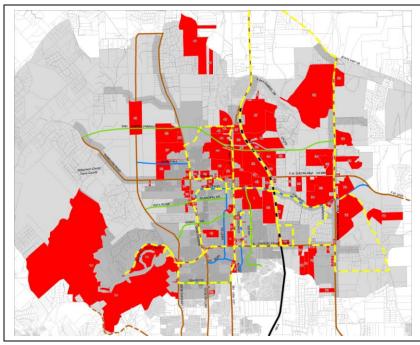
US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road frontage

Zoning - Local Commercial

Mr. Emmet J. Hawkes Hawkes & Company Realtors 213 West Figueroa Street Santa Barbara CA 93101 (805) 966-0891 phone hawkesco@cox.net www.ejhawkesrealty.com



Property							
Total Acreage: 17 acres/6.9 hectares			Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. E				
Location							
City: Leander	County: Williamson						
Address/Directions: Just over 500 feet/152	meters n	orth of the Ba	_		intersectio	n, east	of the Carneros
subdivision							
Within City Limits: Yes			Distance from City Limits: Not Applicable				
Distance to US Highways: 2 miles/3.2 kilometers Distance to Interstate Highways: 12 miles/19 km			Type of Zoning: Multi-Family and Single-Family Townhouse				
General Site Information							
Previous Use of Site: Open Farm Land General Condition: 0			Good	Dimensions: 953 x 724 feet/290 x 221 meters			3 x 724 feet/290 x 221
Soil Composition (based upon USDA, Soil of Soil Survey of Williamson County, Issued J Denton-Eckrant-Doss: moderately deep, st shallow, calcareous, clayey, cobbly, and st indurated fractured limestone or limey earth with 1 to 8 percent slopes	Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete Yes Lot Size: not platted						
Adjoining Acreage Available: Yes Can Site Be Divided			res		LOT SIZE:	пот ріа	nea
Improvements							
Rail Served: No			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail				
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: several parcels in-and-around this area are owned by this one person				
Fenced: Yes	Landscaped: No						
Located within an Industrial Park: No	Type of Business: Residential with considerations for mixed- use based upon the Composite Zoning Ordinance (CZO)						
Deed Restriction(s): No	Covenants: No						
Utilities							
City of Leander Services: Department of Engineering, (512) 528-2700 Water - Size of No inches/20.3 cm a Pressure: 44 psi			5.72 cm	Sewer - Size of Nearest Line: 8 inches/20.3 cm			
Electric Service: Pedernales Electric Cooperative (PEC) Phone: (a)	Phone: (830) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Nearest Line:	6 inch/15.2 cm		Pressure: Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection		
Telecommunication Service: Phone: (AT&T and/or SuddenLink (979) 595		1430 and/or	Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc. Phone: (512) 259-1		1709	709 Facs: (512) 746-5807		Email: clawsondisp@earthlink.net		:
Sales Information							
Contact: Mr. Emmet J. Hawkes Phone: (805) 96	66-0891	Facs: Not A	vailable	Email:	co@cox.ne	t	Web Site: www.ejhawkesrealty.co
Sales Price: \$3.25 per square foot submit	Lease Price: Not Applicable						
Comments: Located on one of Leander's n located within walking distance of this site.		h-south corrid				dents a	and several businesses